086.0	0004	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	868,000	/	868,000
USE VALUE:	868,000	/	868,000
ASSESSED:	868,000	/	868,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		MONTAGUE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SPARKS AUGUSTA & JAMES JR
Owner 2:	
Owner 3:	
Street 1:	21 MONTAGUE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NEMEC PATRICIA B--ETAL -
Owner 2:	ELWELL RALPH E -
Street 1:	21 MONTAGUE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,500 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1895, having primarily Clapboard Exterior and 2015 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7500.000	415,200	1,300	451,500	868,000
Total Card	0.172	415,200	1,300	451,500	868,000
Total Parcel	0.172	415,200	1,300	451,500	868,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 430.68 | /Parcel: 430.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 086.0-0004-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	415,200	1300	7,500.	451,500	868,000	868,000	Year End Roll	12/18/2019
2019	101	FV	308,800	1400	7,500.	445,100	755,300	755,300	Year End Roll	1/3/2019
2018	101	FV	308,800	1400	7,500.	341,900	652,100	652,100	Year End Roll	12/20/2017
2017	101	FV	308,800	1400	7,500.	322,500	632,700	632,700	Year End Roll	1/3/2017
2016	101	FV	308,800	1400	7,500.	296,700	606,900	606,900	Year End	1/4/2016
2015	101	FV	291,700	1500	7,500.	277,400	570,600	570,600	Year End Roll	12/11/2014
2014	101	FV	291,700	1500	7,500.	255,400	548,600	548,600	Year End Roll	12/16/2013
2013	101	FV	291,700	1500	7,500.	255,400	548,600	548,600		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7039

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NEMEC PATRICIA	58982-317		4/27/2012		520,000	No	No		
HINCKLEY MARION	22503-449		10/16/1992		195,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2017	402	Re-Roof	11,750	C				
5/18/2012	633	Porch	35,000					REPAIR FRT PORCH /
2/27/2012	165	Redo Bat	9,350					gut out & replace
11/13/2006	984	Manual	13,000			G8	GR FY08	rebuild side/rear
5/5/1997	219	Redo Kit	5,000					REMODEL KITCHEN
11/2/1992	568	Re-Roof	4,830					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2012	Info Fm Prmt	MM	Mary M
11/19/2008	Meas/Inspect	345	PATRIOT
3/1/2000	Inspected	276	PATRIOT
1/26/2000	Mailer Sent		
1/26/2000	Measured	263	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	70.	0.86	6									451,500						451,500	

Total AC/HA: 0.17218 | Total SF/SM: 7500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 451,500 | Spl Credit | Total: 451,500

User Acct

54666

GIS Ref

GIS Ref

Insp Date

11/19/08

!7039!

PRINT

Date	Time
12/10/20	21:43:13

LAST REV

Date	Time
07/11/17	09:47:09

danam

USER DEFINED

Prior Id # 1:	54666
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	40	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY/RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1895	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	2 - Softwood		
Sec Floors:	5 - Lino/Vinyl	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.18956828
Const Adj.:	0.99790019
Adj $ / SQ:	154.319
Other Features:	91500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	465494
Depreciation:	50273
Depreciated Total:	415220

COMMENTS

UAT=UNHEATED. OLD POOL DECK
IRREGULAR SHAPE, ATTD TO HOUSE..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1997
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	M
Totals			
1	10	4	

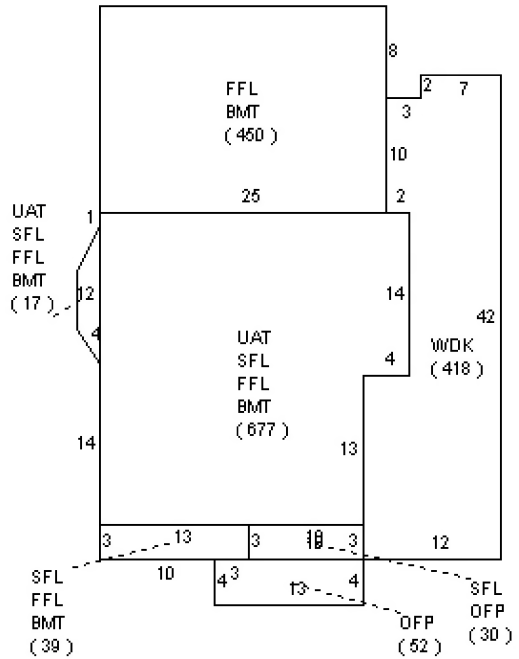
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	154.32
Special Features:	0	Val/Su Net:	109.18
Final Total:	415200	Val/Su SzAd	213.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,183	46.300	54,768
FFL	First Floor	1,183	154.320	182,560
SFL	Second Floor	763	154.320	117,746
WDK	Deck	418	8.370	3,501
UAT	Upper Attic	174	71.600	12,423
OFP	Open Porch	82	36.550	2,997

Net Sketched Area:	3,803			Total:	373,995
Size Ad	1946	Gross Are	4323	FinArea	2015

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	40	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 086.0-0004-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	200	A	FR	1980	11.00	T	39	101			1,300			1,300

More:	N	Total Yard Items:	1,300	Total Special Featues:		Total:	1,300